

# 1943 Profile of the Sunnyside, Queens area

from the 1943 *New York City Market Analysis*



Originally published by the New York Times, the News Syndicate Co.,  
the Daily Mirror, and Hearst Consolidated Publications

Scanned by the Center for Urban Research at the  
CUNY Graduate Center



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# QUEENS 3

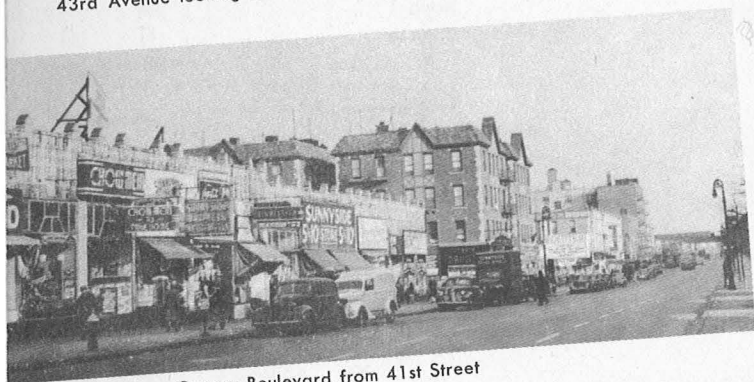
Sunnyside



Above: 39th Avenue between 49th Street and 50th Street



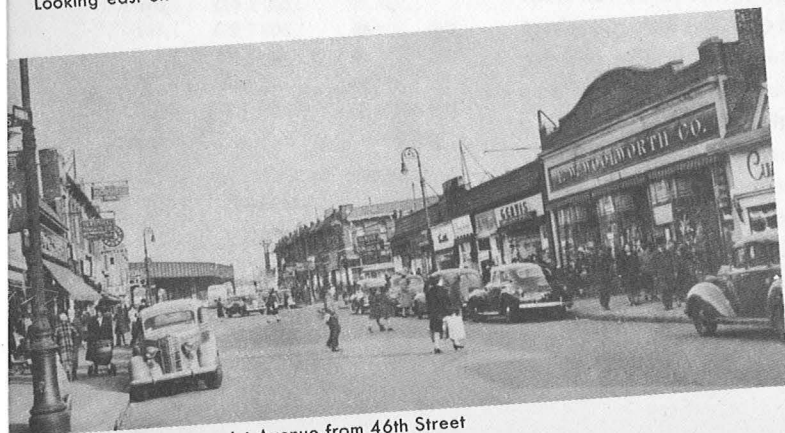
43rd Avenue looking east from 41st Street



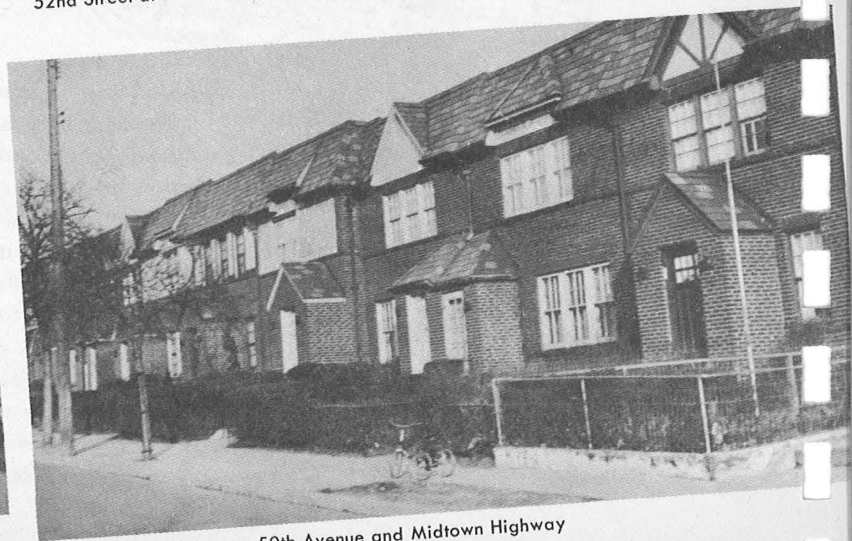
Looking east on Queens Boulevard from 41st Street



52nd Street at Roosevelt Avenue looking toward Skillman Avenue

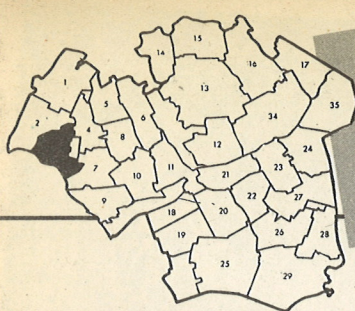


Northeast on Greenpoint Avenue from 46th Street



40th Street between 50th Avenue and Midtown Highway





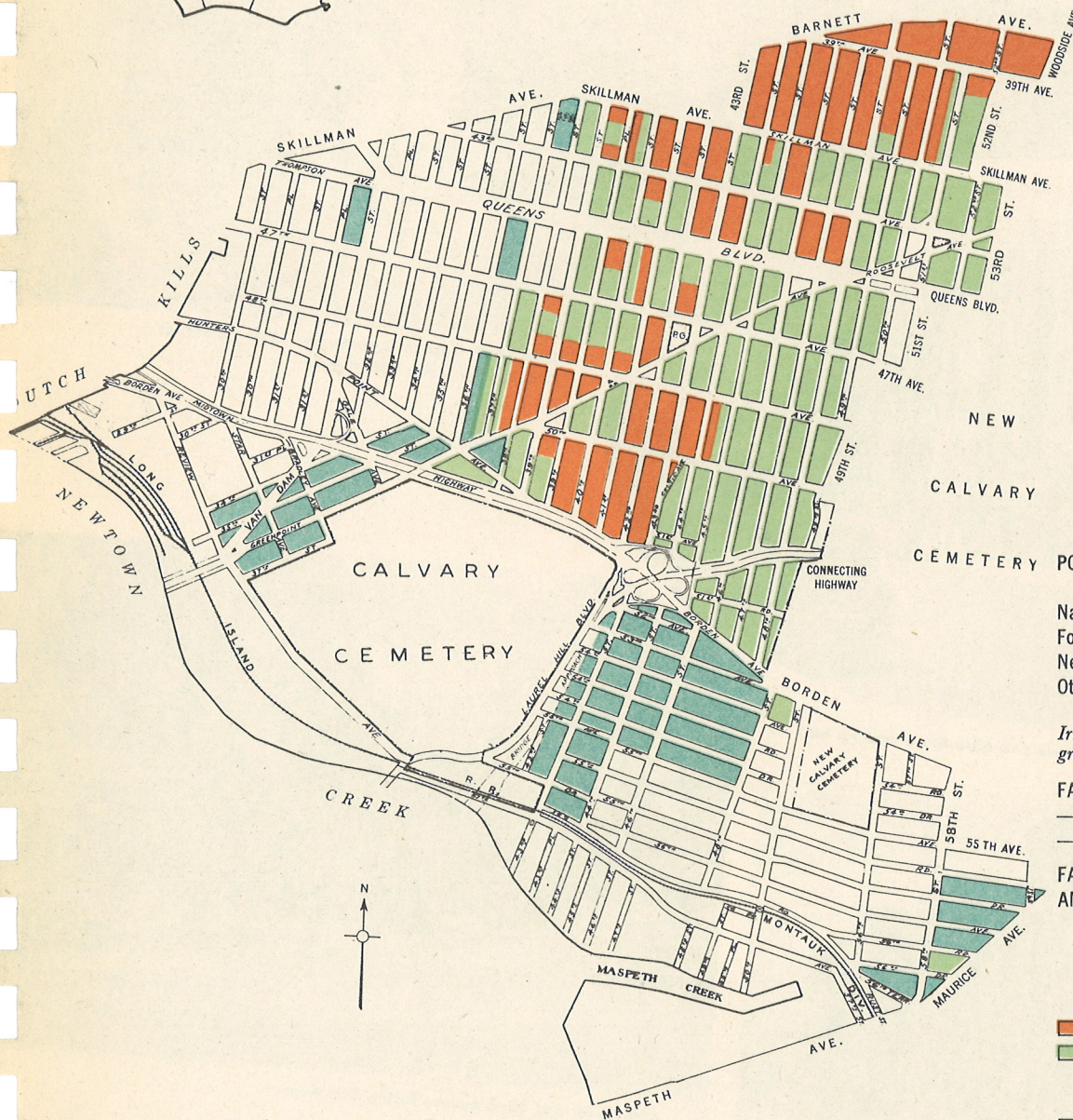
# NEW YORK CITY MARKET ANALYSIS

Compiled by  
THE NEWS  
THE NEW YORK TIMES  
DAILY MIRROR  
JOURNAL-AMERICAN

QUEENS

3

Sunnyside



POPULATION . . . . . 47,873  
(larger than Aurora, Ill.)

Native white . . . . . 35,406  
Foreign-born white . . . . . 12,377  
Negro . . . . . 53  
Other races . . . . . 37

The foreign-born are mixed, with Irish and Germans the largest single groups.

FAMILIES . . . . . 15,604  
—owner families . . . . . 1,433  
—tenant families . . . . . 14,171

## FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	46
100-149	6,000-9,999	87
75- 99	4,500-5,999	315
50- 74	3,000-4,499	5,261
30- 49	1,800-2,999	8,807
40- 49	2,400-2,999	5,784
30- 39	1,800-2,399	3,023
Under 30	Under 1,800	877
Unknown		211

Median family expenditure . . \$2,794  
Average family expenditure . . \$2,893

RESIDENTIAL STRUCTURES . . 3,152  
—one-family houses . . . . . 1,015  
—two-family houses . . . . . 1,074  
—three-or-more-family houses . 1,063

Sunnyside is growing both in industry and population. Most of the western section is filled with factories—a spill-over from Long Island City's industrial development. Its population increased 38.5 per cent between 1930 and 1940. Much of the increase is due to new apartment-house building. The older homes are one and two-family dwellings. Sunnyside is only a few minutes from Manhattan by the Midtown Tunnel. The district is generally good middle-class, with low-income groups east and west of Calvary Cemetery. Sunnyside is separated from Brooklyn by Newtown Creek—one of the few creeks in the world accommodating ocean-going vessels. Its principal shopping areas are along Queens Boulevard and Greenpoint Avenue.